

Fairway Estates Board Meeting Minutes – Date: September 9th, 2026

Meeting held at the Dunedin Community Center and called to order at 6:31 p.m. by President Matthew Stevens.

Unanimous approval to permit recording of the FECA Board Meeting; said recording to be retained until the corresponding written meeting minutes are approved. Individuals will state their name when making and seconding a motion. Video Recording is prohibited unless prior approval is obtained. Request that phones be set to vibrate during the meeting and that sidebar conversations be eliminated.

Board Members in Attendance (X = in person -or- BPV = By Phone or Video Conf):

- x Matthew Stevens, President
- ☐ Derrick Beland, Vice President - Excused Absent
- x Kelly Dixon, Treasurer, Events, Webmaster, Beautification/YOS
- x Dawn Galasso, Secretary
- x Bill Greenwood, Member At Large
- ☐ Mary Lyon, Member At Large - Excused Absent
- x Kathy O'Leary, Member At Large, Newsletter
- x Larry Burleson, Member At Large, City Liaison, Sheriff Liaison
- x Todd Brooks, Member At Large

Non-Board Member Committee Chairs (X = in person -or- BPV = By Phone or Video Conf):

- ☐ Diane Garcia, Newsletter
- ☐ Dave Lindsey, Lake Saundra Liaison
- x Lani Norman and Jody Llanes, New Resident/Welcoming
- ☐ Debra Tully, Women's Club
- ☐ Don Lemmon, Golf Course Liaison

Members/Guests:

None noted

Residents' comments (pre-meeting):

None

Officers Reports:

Secretary's Report – Dawn Galasso

- Dawn requested a motion to waive the reading of the June 2026 Meeting Minutes.

MOTION: Motion was made by Kelly Dixon to waive reading of the June 2026 Meeting Minutes and 2nd by Kathy O'Leary. Motion carried.

- Dawn requested a motion to accept the June 2026 minutes as written.

MOTION: Motion was made by Kelly Dixon to accept the June 2026 Meeting Minutes "as written". 2nd by Matthew Stevens. Motion carried.

Treasurer's Report – Kelly Dixon

- \$24,115 has been received in annual dues payments. We are still \$260 short of the annual budget. We received four additional dues payments over the summer, and we recently received another check that was not included in this report.
- Dues will no longer be accepted after September 30th. We will return any payments received after that date unless the resident wishes to make it a donation. Dues begin January 1st again for the 2027 calendar year and are not prorated.
- Kelly paid \$56 for website privacy compliance updates. She had noticed on some Facebook posts about increased [website privacy demand letters](#). After reviewing the FECA websites, it was determined that additional privacy language and a required checkbox were needed. Kelly authorized the \$56 expense to complete the updates.
- Directors and Officers insurance was paid and was under budget.
- The Spring Newsletter was paid.
- The Fairway Estates Women's Club savings account has earned interest. The account earned approximately 4% during its initial period, with the interest rate expected to decrease substantially going forward.
- Routine expenses were also paid.
- Budgets are "use it or lose it." Committee members with remaining budget funds need to submit receipts before the end of the year for reimbursement, as unused funds do not roll over.
- Kelly will begin working on the 2027 budget and may present it at the October meeting, depending on the budget's status.

Kelly noted that the Treasurer's Report that had been distributed to the Board contained the June dues amount of \$23,855 rather than the current \$24,115 amount. Kelly will send an updated report.

MOTION: Todd Brooks made a motion to accept the Treasurer's Report as presented with the addendum that the dollar amount needs to be updated. 2nd by Dawn Galasso. Motion carried.

Vice President's Report – Derrick Beland

Not in attendance. No report was provided.

President's Report – Matthew Stevens

Nothing to report.

Committee Reports:

Welcoming – Lani Norman/Jody Llanes

- The committee had a slow summer with new residents but is up to date with all welcomes except for one, which will be completed during the week.
- The committee has not yet spent any of its budget and plans to do so before the end of the year so that the funds are not lost.
- The committee discussed dues information provided to new residents. Dues are accepted through September 30th and begin January 1st, again for the new calendar year. Dues are not prorated.
- Lani and Jody asked about posting on Facebook to see if residents who own businesses would be interested in contributing items such as koozies, magnets, or other small items to the welcoming packets. Kelly stated that, as administrator of the Facebook group, she has no problem with the request as long as the opportunity is open to all resident-owned businesses and is not exclusive to any particular business.
- Kelly noted that the welcoming form should continue to be used because it provides updated email addresses and phone numbers for the database.

City Liaison – Larry Burleson

- The next DCO meeting is expected to take place the week after the board meeting. Larry intends to upgrade FECA's membership from the individual membership to the business/nonprofit membership.
- Larry continues to monitor the new parking garage and noted that the project appears to be progressing well.
- Landscaping work around the roundabouts is underway.
- Larry will provide additional information following the next DCO meeting.

Sheriff Liaison – Larry Burleson

- Larry contacted Corporal Blaine regarding traffic activity in the neighborhood. Corporal Blaine reported that their activity has not produced significant results in Fairway Estates.
- An officer positioned near Lani's house was reported on the Waze app.
- Larry has continued to see officers monitoring Middlecoff and nearby streets.
- The Sheriff's Office addressed a young girl previously reported for unsafe e-bike activity through her family, and the activity has not been observed since.
- Larry also reported another young person exhibiting similar unsafe e-bike behavior and provided information to the Sheriff's Office. Follow-up is pending.
- Another speed study will be conducted in the neighborhood.
- Discussion continued regarding alternatives to address vehicles running the stop sign at Middlecoff and Fairway. Larry noted that the current efforts do not appear to be having enough impact.

- Residents are encouraged to report speeding by commercial vehicles directly to the company when possible. Larry noted that he had contacted FedEx regarding a vehicle observed speeding in the neighborhood and has not seen that vehicle return.

Yard of the Season – Kelly Dixon

- The fall nomination period is underway.
- Kelly is coordinating the judging process and may adjust the timing of resident judging because Derrick and Nicole will not be available until later in the judging period.
- Kathy stated that the newsletter could accommodate announcing the winner a few days into October if necessary.
- Kelly is interested in adding additional behind-the-scenes volunteers to the Yard of the Season committee. The position is very casual and primarily involves reviewing nominations and submitting votes.

Events – Kelly Dixon

- Fall Festival is scheduled for Sunday, October 25th from 2-5 p.m.
- The bartender and photo booth are confirmed.
- Sponsorship funds are available to support the event.
- The event will include a costume contest and goodie bags.
- The chili cook-off/showcase will be held again, depending on participation. Todd Brooks agreed to assist with the chili activity. The event has generally been handled as a popular vote rather than a formal competition because participation varies.
- The Fall Garage Sale will be held the second Saturday in November, November 14th, beginning at 8 a.m.
- The Holiday Party will be Sunday, December 6th. The bartender and photo booth are confirmed. Santa has not yet been confirmed.

Website Administration – Kelly Dixon

- Kelly stated that the website is generally up to date.
- She is working with Debra Tully to transition the Women's Club information on the website and has created an email address for the Women's Club that follows the format used for the other FECA committees.
- Kelly discussed the possibility of creating an opt-in email group for residents who want to receive Women's Club communications. The group would be voluntary, and residents could opt in or out.
- The discussion included the additional workload involved in maintaining another email group. Kelly stated that she views this as a collaborative effort between committees and does not believe it would create a significant additional burden.
- It was agreed that Kelly would move forward with developing the opt-in approach with Debra and would run the proposed wording by Matthew before sending it.

Beautification – Kelly Dixon

- The Palm Boulevard plantings are growing quickly after recent rain and will be trimmed again later this month.
- The Butterfly Garden was trimmed and weeded approximately 10 days ago.
- The Brady entrances were also trimmed and cleaned up approximately 10 days ago.
- Approximately \$152 remains in the Beautification budget. Kelly plans to use the remaining funds for holiday poinsettia plantings.
- Kelly said she is comfortable continuing to handle routine maintenance herself because her schedule makes it difficult to coordinate volunteers.
- Residents who have expressed interest in helping can give Kelly their names so she can contact them if she needs assistance. Kelly stated that she is receptive to help with routine tasks such as weeding but that residents should NOT do any such work without Kelly's advance express authorization.

Women's Club – Debra Tully

Not in attendance. Matthew will follow up with Debra regarding the Women's Club and its status.

The Board discussed whether to refer to the organization externally as the Women's Club or as a committee. For the time being, communications through the newsletter will continue to refer to it as the Women's Club while Matthew discusses the terminology with Debra.

Dunedin Golf Course Liaison – Don Lemmon

Not in attendance.

Kelly noted that Don had previously provided the Dunedin Divot to Matthew, but the document is now missing. She will attempt to obtain it again so it can be included in the Board's records.

Lake Saundra – Dave Lindsey

Not in attendance.

Matthew reported that Dave has fenced off two areas near the center of the park where two new plantings will be installed. Dave has been pleased with how the existing plantings are doing.

Newsletter – Kathy O'Leary

- Kathy is currently working on the newsletter.
- Kelly will provide Kathy with the updated list of additional paid members by the end of the month.
- Kathy needs information regarding any Board seats that will be open for the 2027 annual meeting.
- Kathy will obtain an update from Larry regarding the Sheriff's Office for the newsletter.
- Kathy requested clarification regarding how the Women's Club should be referred to in the newsletter. The Board discussed the issue and agreed that, for now, the group will

continue to be referred to externally as the Women's Club while Matthew discusses the terminology with Debra.

- Kathy requested Matthew's President's letter by the end of September. Matthew agreed to provide it, with Kathy offering to assist with editing as needed.

Old Business:

Park bench memorial for the Pulos' (George & Maria Pulos) – Matthew Stevens

- The custom memorial slat has still not arrived.
- Matthew has spoken with the family and the company. The company reported that its CNC machine is down and being repaired.
- Matthew plans to contact the company again. He would prefer to continue with the current company because they already have the color, composition, templates, spacing, and other specifications needed for the project.

Maggie-Bob's current state / Tree Trimming – Larry Burleson

- Larry provided an update following his meeting with the arborist.
- The arborist discussed two possible approaches for the large limb on Maggie-Bob: removing the limb and allowing the tree to fill in over time, or gradually reducing the limb while allowing other branches to develop. Either approach would require a long-term plan.
- The arborist noted that previous pruning decisions had affected the tree's ability to fill in and recommended that future pruning follow an established plan rather than being done on an individual or piece-by-piece basis.
- Some previous cuts on Maggie-Bob and other park trees were not made correctly. The arborist discussed the importance of making proper cuts and maintaining a healthy canopy.
- The arborist also reviewed the park's other trees and generally felt the park was in good condition. Lower limbs may need to be removed in some areas to allow more energy to reach the upper canopy.
- The arborist recommended that FECA establish an overall tree-trimming plan and provide tree-trimming companies with a specific scope of work rather than allowing the companies to determine what work should be done.
- The Board discussed whether FECA should continue obtaining three quotes for tree work or establish a longer-term relationship with one tree-trimming company. No decision was made.
- The Board also discussed the possibility of having the arborist periodically review the plan and provide guidance before future tree trimming.
- The Board discussed establishing a longer-term financial plan for tree maintenance. Tree trimming has historically occurred approximately every three to four years, with work performed in 2015, 2018, 2019, 2021, and 2025.

- Kelly noted that the contingency reserve currently funds larger periodic expenses, including tree trimming, signage, and park benches. The Board discussed whether future budgets should identify these items more specifically and establish longer-term reserves.
- Matthew and Kelly agreed to continue working on a longer-term planning approach for the community.
- The Board made no decision and tabled the matter for further discussion.
- The Board discussed potentially including general information from the arborist regarding tree canopies and proper tree care in a future residents' newsletter.

New Business:

Night-Blooming Cactus

- Kelly reported that Yin Book, Jerry Book's wife, asked whether FECA would consider planting a night-blooming cactus near one of the oak trees.
- The Board discussed the appearance and suitability of the plant and whether it would be appropriate near an oak tree.
- No action was taken. Kelly will advise Yin that, if she would like to pursue the idea, she could speak during resident comments and/or obtain additional information regarding the plant.

Cheddar Up / Electronic Dues Payments

- Kelly discussed her use of the Cheddar Up application for the American flag project.
- The application allowed residents to pay by credit card and provided a form for collecting resident information.
- Kelly noted that the system was not perfect because some residents had to use their billing address rather than their Fairway Estates address, but it worked for collecting payments and information.
- Eleven different residents used Cheddar Up to purchase flags, with Todd Brooks using it for two transactions.
- Kelly believes the system could provide an additional option for collecting annual FECA dues, particularly for residents who do not maintain a checkbook or prefer to pay by credit card.
- The Board discussed the processing fees and whether residents would be willing to pay the fee associated with credit card transactions.
- Kelly stated that residents would continue to have the existing payment options, including checks, cash, and money orders, without a processing fee.
- The Board agreed that using Cheddar Up for dues could be an experiment for the upcoming year. No formal vote was required.
- Kelly will continue to investigate the fees and prepare the dues notice accordingly.
- The Board also discussed why FECA does not currently accept payments through Zelle or Venmo. Kelly stated that she does not want to maintain multiple payment streams or lose control over when funds are deposited and how they are identified. For reference, Kelly already spends a lot of time figuring out which house some checks should be

attributed to because they are written on people's business accounts and do not reference the Fairway Estates Address to be credited. Additionally, some checks come in from names that are not listed as the owners and/or may have a second home address. Zelle or Venmo do not identify a payee beyond a phone number or email address, making it difficult to identify who the payment belongs to.

Annual Meeting – Initial Discussion

- The Board began preliminary planning for the February 2027 Annual Meeting.
- Highland House was discussed as a possible location. Kelly noted that the cost would need to be determined and included in the budget if applicable.
- Potential guests or speakers discussed included representatives from the Sheriff's Office, City Manager, Mayor, Parks and Recreation, and other City representatives.
- The Board discussed asking residents through Facebook what topics or speakers they would like to hear at the Annual Meeting. Kathy agreed to post a request for suggestions.
- The Board discussed having multiple City representatives or speakers so residents could direct questions to the appropriate person.
- The Board also discussed Board member terms and the upcoming 2027 election.
- Matthew Stevens, Dawn Galasso, Bill Greenwood, Mary Lyon, and Todd Brooks are scheduled to be up for renewal in 2027.
- Members whose terms are expiring must decide whether they intend to run again.
- The Board discussed the need for a nominating chair/committee and the procedures for nominations.
- The nominating chair cannot be someone whose term is up for renewal.
- Larry Burleson stated that he might consider serving as the nominating chair but would first like to review the rules and understand the responsibilities of the position.
- Todd Brooks will provide the applicable rules/continuity information to Larry and others who need it.
- The Board discussed the importance of providing residents with an opportunity to express interest in serving on the Board.
- The October newsletter will need to address the upcoming election and explain how interested residents can express their interest.
- Matthew stated that the appointment of the nominating chair is within his authority as President and does not require a Board vote.
- No final decision was made regarding the nominating chair or the final Annual Meeting agenda.

Resident's comments:

- Dawn Galasso commented positively on the neighborhood display of American flags for the Fourth of July and said others also enjoyed seeing the flags throughout the neighborhood.
- The group discussed whether to display the flags again for Veterans Day. It was noted that the Fourth of July flag effort was not an official FECA event, although FECA

endorsed it, and that future displays should be clearly presented as a voluntary resident effort rather than a FECA-sponsored activity.

- Kelly and Matthew discussed potentially displaying flags at the park for Veterans Day. Any communication regarding this would be through Facebook rather than a FECA-wide email blast.
- The Board discussed using photographs of the neighborhood flag display on the FECA website.

Adjournment:

MOTION: Motion made by Kelly Dixon to adjourn the meeting, and 2nd by Todd Brooks. Motion carried. Matthew Stevens adjourned the meeting at 8:24 PM.

The next meeting is October 14th, 2026.

Exhibits

A – Meeting Agenda

B – Treasurer's Report

C - Dunedin Divot

FAIRWAY ESTATES BOARD AGENDA

Sept 9th, 2026

Note – Meetings are held in accordance with Robert's Rule of Order.

Note – Meetings are voice recorded to assist the Secretary. Phones on vibrate and refrain from sidebar conversations. Individuals will state their name when making and seconding a motion. Video recording requires prior Board approval.

- **Resident Comments** *(Residents will be recognized by the President to voice comments/concerns that the board can take under consideration. Each should be no more than 3 min)*
- **Board Director Reports** *(a concise update as appropriate & no longer than 7 min. In accordance with Roberts Rules, any discussion/votes will be limited to Directors.)*
 - Secretary - Dawn Galasso
 - Treasurer's Report - Kelly Dixon
 - Vice President's Report - Derrick Beland (excused)
 - President's Report - Matt Stevens
- **Committee Reports** *(a concise update as appropriate & no longer than 7 min. In accordance with Roberts Rules, any discussion/votes will be limited to Directors.)*
 - Welcoming – Lani Norman and Jody Llanes
 - City Liaison – Larry Burleson
 - Sheriff's Liaison – Larry Burleson
 - Yard of the Season – Kelly Dixon
 - Events – Kelly Dixon
 - Web Master – Kelly Dixon
 - Beautification – Kelly Dixon
 - FEWC – Debra Tully (absent)
 - Golf Course Liaison – Don Lemmon (absent)
 - Lake Sandra – Dave Lindsey (absent)
 - Newsletter – Kathy O'Leary and Diane Garcia (excused)
- **Old Business** *(open/on-going efforts. In accordance with Roberts Rules, any votes (and their discussions) will be limited to Directors.)*
 - Park bench memorial for the Pulos' (George & Maria Pulos) (Matt Stevens)
 - Maggie-Bob's current state – Larry Burleson
- **New Business**
 - Initial discussion on annual meeting (location, guest, agenda, etc...)
- **Resident Comments** *(Residents will be recognized by the President to voice comments/ concerns that the board can take under consideration. Each should be no more than 3 min)*

Matthew Stevens
President
Fairway Estates Community Association
Summer break - Next meeting Oct 14th, 2026

Fairway Estates Community Association

Treasurers Report

September 9, 2026 - Covering months of June – August 2026

- \$24,115 has been received in annual dues payments from 371 houses. We are \$260 short on our annual budget representing 4 houses. I have one check on my desk that just arrived but after the August accounting period closed. At the end of September, per our written guidelines no more funds will be accepted for 2026.
 - 2026 371 homeowners 72.2%
 - 2025 380 homeowners 74.0%
 - 2024 385 homeowners 74.9%
 - 2023 380 homeowners 73.9%
 - 2022 382 homeowners 74.3%
 - 2021 384 homeowners 74.7%
 - 2020 385 homeowners 74.9%
- Kelly was alerted to a potential issue with smaller websites like ours where web owners are being trolled and sued for non compliance with Website Privacy and disclosure requirements: [Better Business Bureau Warns Businesses About Rising Website Privacy Demand Letters](#) She reached out to her backend web guru who determined that we were NOT in compliance and he was able to add the required verbiage to our website to meet the compliance requirements set forth. This was obviously not a budgeted item but was only \$56.
- Our Directors & Officers Insurance was paid and was under budget thankfully.
- The Spring Newsletter printing was paid for
- The savings account for the Women's club earned \$13.20 interest over the last 90 days during the "promotional" interest period. Moving forward the monthly interest will drop off dramatically.
- Routine Watering, Electric, Lawn & Lake maintenance were paid
- Our ending checking & CD balances as well as the Fairway Estates Womens Club savings account can be found on the attached Balance Sheet

Kelly Dixon

Treasurer

8:00 PM

09/08/26

Accrual Basis

Fairway Estates Community Association

Profit & Loss Detail

June through August 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Ordinary Income/Expense								
Income								
Annual Dues								
Deposit	06/30/2026			Deposit		Truist Checki...	195.00	195.00
Deposit	08/31/2026			Deposit		Truist Checki...	65.00	260.00
Total Annual Dues							260.00	260.00
Total Income							260.00	260.00
Expense								
Administrative								
Computer, Internet, Website								
Check	07/13/2026		Ponnapalli	Required Co...		Truist Checki...	56.00	56.00
Total Computer, Internet, Website							56.00	56.00
Total Administrative							56.00	56.00
Insurance/Bonds								
Directors & Officers Insurance								
Check	07/06/2026		Travelers Insurance			Truist Checki...	3,210.79	3,210.79
Total Directors & Officers Insurance							3,210.79	3,210.79
Total Insurance/Bonds							3,210.79	3,210.79
Maintenance/Repairs/Utilities								
Lawn & Lake Care								
Lake Care								
Check	06/23/2026		SOLitude Lake Ma...			Truist Checki...	121.37	121.37
Check	07/17/2026		SOLitude Lake Ma...			Truist Checki...	121.37	242.74
Check	08/14/2026		SOLitude Lake Ma...			Truist Checki...	121.37	364.11
Total Lake Care							364.11	364.11
Monthly Lawn Service								
Check	06/24/2026		VH Lawn Care			Truist Checki...	285.00	285.00
Check	07/15/2026		VH Lawn Care			Truist Checki...	285.00	570.00
Check	08/17/2026		VH Lawn Care			Truist Checki...	285.00	855.00
Total Monthly Lawn Service							855.00	855.00
Total Lawn & Lake Care							1,219.11	1,219.11
Utilities								
Duke - 1251 Palm 910087941037								
Check	06/15/2026		Duke - 1037			Truist Checki...	38.49	38.49
Check	07/15/2026		Duke - 1037			Truist Checki...	38.50	76.99
Check	08/17/2026		Duke - 1037			Truist Checki...	38.50	115.49
Total Duke - 1251 Palm 910087941037							115.49	115.49
Duke - Brady 910087940804								
Check	06/26/2026		Duke - 0804			Truist Checki...	35.19	35.19
Check	07/27/2026		Duke - 0804			Truist Checki...	35.19	70.38
Check	08/27/2026		Duke - 0804			Truist Checki...	35.19	105.57
Total Duke - Brady 910087940804							105.57	105.57
Duke - Palm Entry 910087967532								
Check	06/15/2026		Duke - 7532			Truist Checki...	35.89	35.89
Check	07/15/2026		Duke - 7532			Truist Checki...	35.89	71.78
Check	08/17/2026		Duke - 7532			Truist Checki...	35.89	107.67
Total Duke - Palm Entry 910087967532							107.67	107.67
Water								
Check	06/09/2026		City of Dunedin	31643-2710		Truist Checki...	72.00	72.00
Check	07/08/2026		City of Dunedin	31643-2710		Truist Checki...	60.00	132.00
Check	08/07/2026		City of Dunedin	31643-2710		Truist Checki...	51.00	183.00

8:00 PM

Fairway Estates Community Association

09/08/26

Profit & Loss Detail

Accrual Basis

June through August 2026

Type	Date	Num	Name	Memo	Clr	Split	Amount	Balance
Total Water							183.00	183.00
Total Utilities							511.73	511.73
Total Maintenance/Repairs/Utilities							1,730.84	1,730.84
Newsletters								
Printing								
Check	06/05/2026	255	Area Printing Inc	Spring - 30		Truist Checki...	40.00	40.00
Total Printing							40.00	40.00
Total Newsletters							40.00	40.00
Special Events								
Event Sponsorship								
Deposit	06/30/2026			Deposit		Truist Checki...	-205.00	-205.00
Total Event Sponsorship							-205.00	-205.00
Total Special Events							-205.00	-205.00
Total Expense							4,832.63	4,832.63
Net Ordinary Income							-4,572.63	-4,572.63
Other Income/Expense								
Other Income								
FEWC Interest								
Deposit	06/30/2026			Interest		Truist Fairwa...	3.89	3.89
Deposit	07/31/2026			Interest		Truist Fairwa...	4.65	8.54
Deposit	08/31/2026			Interest		Truist Fairwa...	4.66	13.20
Total FEWC Interest							13.20	13.20
Total Other Income							13.20	13.20
Net Other Income							13.20	13.20
Net Income							-4,559.43	-4,559.43

Fairway Estates Community Association
Balance Sheet
As of August 31, 2026

	<u>Aug 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Truist Checking - New	18,249.84
Truist Contingency Reserve CD	11,249.61
Truist Fairway Estates Women	<u>2,063.92</u>
Total Checking/Savings	<u>31,563.37</u>
Total Current Assets	31,563.37
Other Assets	
Fairway Estates Women's Club	<u>-2,050.72</u>
Total Other Assets	<u>-2,050.72</u>
TOTAL ASSETS	<u>29,512.65</u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,333.43
Retained Earnings	7,719.27
Net Income	<u>9,459.95</u>
Total Equity	<u>29,512.65</u>
TOTAL LIABILITIES & EQUITY	<u>29,512.65</u>

Fairway Estates Community Association

Profit & Loss Budget vs. Actual

January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Dues	24,115.00	24,375.00	-260.00
Total Income	24,115.00	24,375.00	-260.00
Expense			
Administrative			
Annual Dues Notices			
Envelopes	0.00	70.00	-70.00
Postage	390.00	400.00	-10.00
Printing/Paper	0.00	250.00	-250.00
Total Annual Dues Notices	390.00	720.00	-330.00
Bank Fees	6.30	25.00	-18.70
Computer, Internet, Website			
Malware	126.54	130.00	-3.46
SSL Certificate	39.95	50.00	-10.05
Website Domain Renewal	28.99	30.00	-1.01
Website Hosting	0.00	350.00	-350.00
Computer, Internet, Website - Other	56.00		
Total Computer, Internet, Website	251.48	560.00	-308.52
CPA	200.00	200.00	0.00
Dunedin Council of Organization	125.00	225.00	-100.00
Florida Department of State	61.25	75.00	-13.75
New Resident Welcome Packets	0.00	200.00	-200.00
PO Box Rental	196.00	250.00	-54.00
Total Administrative	1,230.03	2,255.00	-1,024.97
Directory Cost			
Ad Sales	0.00	-3,600.00	3,600.00
Printing	3,442.19	3,600.00	-157.81
Directory Cost - Other	-3,442.19		
Total Directory Cost	0.00	0.00	0.00
Insurance/Bonds			
Bond - Fidelity	0.00	145.00	-145.00
Bond - Forgery	0.00	45.00	-45.00
Directors & Officers Insurance	3,210.79	3,800.00	-589.21
Florida Ins Guaranty Assessment	60.13	65.00	-4.87
Homeowners &/or Mobile HOA	4,665.00	4,665.00	0.00
Lakes or Reservoirs	641.00	641.00	0.00
Paid in Full Discount	0.00		
Parks or Playgrounds	197.00	197.00	0.00
Special Events	450.00	450.00	0.00
Terrorism	60.00	60.00	0.00
Total Insurance/Bonds	9,283.92	10,068.00	-784.08
Maintenance/Repairs/Utilities			
Beautification	598.00	750.00	-152.00
Contingency/Reserve future exp			
Retained Earnings Used/Cont Res	0.00	0.00	0.00
Tree Trimming	0.00	0.00	0.00
Contingency/Reserve future exp - Other	150.00	1,600.00	-1,450.00
Total Contingency/Reserve future exp	150.00	1,600.00	-1,450.00
Dog Waste Bags	0.00	200.00	-200.00
Lake Sandra Plantings	0.00	200.00	-200.00

8:03 PM

09/08/26

Cash Basis

Fairway Estates Community Association
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	\$ Over Budget
Lawn & Lake Care			
Lake Care	963.90	1,500.00	-536.10
Monthly Lawn Service	2,280.00	3,420.00	-1,140.00
Total Lawn & Lake Care	3,243.90	4,920.00	-1,676.10
Utilities			
Duke - 1251 Palm 910087941037	307.44	500.00	-192.56
Duke - Brady 910087940804	309.34	600.00	-290.66
Duke - Palm Entry 910087967532	286.43	500.00	-213.57
Water	513.00	960.00	-447.00
Total Utilities	1,416.21	2,560.00	-1,143.79
Total Maintenance/Repairs/Utilities	5,408.11	10,230.00	-4,821.89
Newsletters			
Postage	78.00	90.00	-12.00
Printing	87.08	150.00	-62.92
Total Newsletters	165.08	240.00	-74.92
Special Events			
Christmas Holiday Party	0.00	650.00	-650.00
Event Sponsorship	-1,802.37		
Fall Festival	0.00	650.00	-650.00
Garage Sale	73.00	130.00	-57.00
Spring Fling	743.20	575.00	168.20
Total Special Events	-986.17	2,005.00	-2,991.17
Total Expense	15,100.97	24,798.00	-9,697.03
Net Ordinary Income	9,014.03	-423.00	9,437.03
Other Income/Expense			
Other Income			
CD Interest	432.72	425.00	7.72
FEWC Interest	13.20		
Total Other Income	445.92	425.00	20.92
Net Other Income	445.92	425.00	20.92
Net Income	9,459.95	2.00	9,457.95

THE THE DUNEDIN DIVOT

AUGUST/SEPTEMBER

2026 ISSUE

THE OFFICIAL NEWSLETTER OF DUNEDIN GOLF CLUB

A MESSAGE FROM THE GENERAL MANAGER

Welcome to the third edition of the Dunedin Divot newsletter.

As I write this article, it is raining outside. For those of us in Dunedin and in the golf business, that is an important event. I have managed golf courses with annual rainfall ranging from just 6 inches to as much as 68 inches, but this area is by far the most stress-inducing. There seems to be an invisible barrier at Alt. 19 and Curlew, where rainstorms either dissipate or head east before reaching us. The good news is that the course has made it through the dry part of the year and is getting stronger every day. Now, if I could just convince Mother Nature to let it rain at night!

We were proud to host the FSGA Public Links Championship, and congratulations go to **Nick Solimene**, pictured below with Head Golf Pro, John Falcone, on winning the event, which came down to the final hole. The FSGA was very impressed with the course, and this certainly puts us in the running to host more FSGA events in the future. Contestants traveled from across Florida to compete in the tournament.



Here is a link to the latest article in LINKS Magazine mentioning Dunedin Golf Club. It is gratifying to see Donald Ross's vision, as restored through the work of Kris Spence, continue to receive national recognition.

(Please note, an email address will be requested in order to view the article online)

<https://linksmagazine.com/top-10-value-courses-for-design-geeks/>

July was the busiest July at Dunedin Golf Club as far as anyone can remember. If you're struggling with your game, both John and David are available to help. Most importantly, keep playing golf—the greatest game of all. See you in August!

FROM THE PRO SHOP TEAM

Calendar of Events

September 8th & 9th ~ Closed for Aerification



- September 21st (Monday) ~ 8:00am LPGA Shotgun
12:30pm Open Play
- September 25st (Friday) ~ 8:00am Open Play Shotgun
12:45pm Tiera Rotary Event
- September 28th (Monday) ~ Morning Modified Shotgun ~ 60 Players



Driving Range Hours

7:00am to 6:00pm daily



Balls will be on the range until 2:00pm ~ after 2:00pm, you will have to come to the Pro Shop to get a range token.

EIGHT HELPFUL PUTTING TIPS

PRE-STROKE:

- Read the putt
- Set up: grip, posture, alignment, tension, ball position
- Aim putter
- Use a chalk line to learn how to aim or a yard stick

STROKE:

- Rhythm: a 2:1 ratio
- Backswing 1, 2
- Stroke 1
- Try distance: control the backswing and follow-through the same length



FROM THE GROUNDS TEAM



Over the past couple of months, we have been working on several projects to improve course conditions.

On July 13th–14th, all greens, tees, fairways, and approaches were aerified. Following aerification, the greens were top-dressed, fertilized, and treated with both a nematicide and fungicide. We opted to use a greater number of smaller aerification holes to promote a faster recovery while still removing enough material to achieve the desired results.

The fairways, tees, and approaches also received a soil amendment (Command) after aerification. This product helps improve drought tolerance, suppress nematodes, and promote overall turf health. The recent rainfall has also aided recovery throughout the course, particularly on mounds and fairways that tend to dry out more quickly.

Over the next week, we plan to apply a nematicide to all tees and fairways. We will also be testing a new wetting agent on selected mounds and fairways that are prone to drying out. This should help the turf retain moisture and reduce the risk of browning if rainfall becomes limited.

In addition to our turf management efforts, we are completing several detail projects around the course, including cleaning out landscape beds, applying fresh pine bark mulch, and installing a new border around the clock area.

As we move through the remainder of the summer, we will continue to encourage healthy turf growth while completing one final bunker scalping. This is a standard seasonal maintenance practice that helps maintain bunker playability and appearance.

We appreciate your continued support as we work to maintain and improve course conditions.



MEN'S GOLF ASSOCIATION

2026 LOOP CHAMPIONSHIP – JUNE 14, 2026



Champions: Jeff Weiss & Billy Huettig



Congratulations to **Jeff Weiss** and **Billy Huettig** on winning the **2026 Loop Championship!**

We had an exciting Loop Tournament, with 18 teams competing for the Loop Alternate Shot Championship. The weather was hot and breezy, and the greens rolled better than they have in several months. Scoring was excellent, with five teams posting net scores of 68 or better to earn a spot in the four-hole match play shootout.

In the alternate shot shootout, Andy Grombala & Marshel O'Shields were eliminated in a chip off on #10, finishing 5th in the tournament. On #11, Nick Brozovich & Tom Peterson missed the green left, Tom hit a delicate chip to 8 ft., and Nick's par putt slid by on the left, so they were eliminated after the other three teams made par. Team Brozovich/Peterson finished 4th.

On #12, all three teams hit good drives. Two teams hit the green, while Kanny/Lemmon chipped up and made five. An unexpected three-putt by Saxon/Olson led to a chip off with Kanny/Lemmon, and Kanny/Lemmon both chipped up close to win the chip off. Team Saxon/Olson finished 3rd.

On the final hole, Weiss/Huettig striped it down the middle, while Kanny/Lemmon went right with trees partly blocking their approach. Kanny hit the tree with his second shot, but they salvaged a bogey after Lemmon hit the green with his third. Huettig reached the back of the green with his second shot, but they three-putted to tie the hole. A chip off behind #13 green followed, where Huettig and Weiss both hit excellent chips that trickled into the trough next to the hole, while Kanny and Lemmon's chips came up short. **Jeff Weiss and Billy Huettig were crowned 2026 Loop champions.**

Final Team Finishes:

1. Jeff Weiss / Billy Huettig – CHAMPIONS
2. Don Lemmon / Kyle Kanny
3. Frank Saxon / Charlie Olson
4. Nick Brozovich / Tom Peterson
5. Andy Grombala / Marshel O'Shields

Thanks to everyone for participating in the Loop Championship.



Kevin Janiga with Loop Champions Billy Huettig & Jeff Weiss



WOMEN'S GOLF ASSOCIATION

WOMEN'S GOLF!

Whether you're a seasoned golfer or just beginning your journey in the game, the WGA invites you to join a community built on friendship, fun, and a shared love of golf. Our association offers opportunities to improve your skills, enjoy friendly competition, and connect with women who share your passion for the sport. From weekly play days and special events to social gatherings and tournaments, there's something for everyone.

Come experience the camaraderie, laughter, and lasting friendships that make our golf community so special. We look forward to welcoming you to the course!

While we're busy over the summer preparing for the fall and winter season, we eagerly anticipate the return of our seasonal residents and all the excitement the new season brings. Beginning in October, we'll kick off our monthly golf events, along with Interclub competition and the SLAPS team.



We're also pleased to welcome three new WGA members and two new members to the WGA Board for the 2026–2027 season, who will serve as Treasurer and Vice President.

For more information, please contact us at womensgolfassociation@gmail.com or call 727-542-8815. We look forward to hearing from you!

A NOTE FROM THE DUNEDIN GOLF FOUNDATION:



BE PART OF HISTORY! ~ LEAVE YOUR LEGACY AT DUNEDIN GOLF CLUB!

As part of the Dunedin Golf Club's 100th Anniversary Celebration, the Dunedin Golf Club Foundation is thrilled to bring back its popular Commemorative Brick Program!

This is your opportunity to become a permanent part of Dunedin Golf Club's rich history. Honor your membership, celebrate a loved one, recognize a special golfer, or create a lasting memorial that will be enjoyed by generations to come.

For just \$100, you can purchase a 4" x 8" engraved commemorative brick that will be permanently installed along the beautiful walkway leading to the clubhouse entrance, joining others who have left their mark on this historic course.

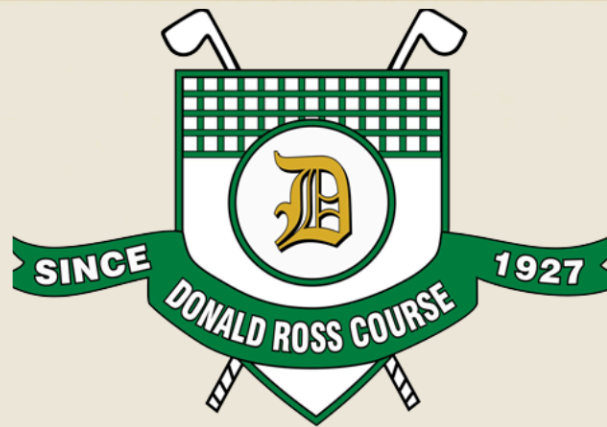
Watch for more information on how you can create a lasting tribute, support the mission and vision of our beautifully restored Donald Ross golf course, and help celebrate 100 years of Dunedin Golf Club!

For more information, please contact the Dunedin Golf Club Foundation at dunedingolfclubfoundation@gmail.com.



THANK YOU

SEE YOU ON THE COURSE 



DUNEDIN GOLF CLUB



727-250-1050



Dunedin Golf Club



www.dunedingolfclub.com

